Laskowski &Co



27 Mongleath Road, Falmouth, TR11 4PN

Guide Price £335,000

Situated within popular 'tree-lined' Mongleath Road, is this 3/4 bedroom semi-detached family home, occupying a level plot with enclosed south-facing garden. The property benefits from the garage having been incorporated into the living accommodation, providing an additional reception room or ground floor double bedroom. Built by Gray Connolly in the 1960's, these versatile properties lend themselves very well to reconfiguration and extension, with the accommodation currently comprising on the ground floor: entrance hallway, dual aspect living/dining room, kitchen with utility extension and second reception room/bedroom 4. On the first floor are 3 bedrooms and a family bathroom. The area of Boslowick is located in an extremely convenient position on the outskirts of Falmouth, close to Penmere railway station, local shops, primary schools, and within walking distance of Swanpool Beach and nature reserve. Being sold with no onward chain - viewing highly recommended.

Key Features

- 3/4 bedroom semi-detached family home
- Dual aspect living/dining room
- South-facing rear garden
- Double glazing and gas central heating
- Sought-after location within Mongleath Road
- Versatile second reception or ground floor 4th bedroom
- Level driveway with parking for up to 3 cars
- EPC rating C




TEA







THE ACCOMMODATION COMPRISES

PORCH
uPVC double glazed front door opens to an enclosed porch with uPVC double glazed window to the front aspect and an obscured uPVC double glazed window to the side. Power point and coat rack. Obscure glazed door to the:-

ENTRANCE HALLWAY
Stairs rising to the first floor. Vinyl flooring. Obscure multi-pane sliding door to the living/dining room, open to the kitchen. Under-stair storage cupboards housing the gas meter. Radiator, central ceiling light, wall mounted central heating thermostat.

LIVING/DINING ROOM
A spacious, light and bright dual-aspect reception room with a large uPVC double glazed picture window to the front overlooking the garden, and uPVC double glazed patio door to the south-facing rear garden. Ample space for comfortable seating and family dining table and chairs. Fireplace housing an electric fire with wood mantel surround. Dado rail, built-in shelving to one side of the fireplace, two radiators, two central ceiling lights, TV aerial point.

KITCHEN
Fitted kitchen enjoying a south-facing rear aspect with uPVC double glazed window overlooking the garden. Range of eye and base level units with wood-effect roll-top worksurfaces, inset stainless steel sink and drainer, part tiled walls. Continuation of vinyl flooring. Space and plumbing for washing machine. Central ceiling light. Wall mounted Vaillant gas boiler serving domestic hot water and central heating. Storage cupboard with shelving. Door to second reception room/bedroom four and open through to the:-

UTILITY ROOM
A practical extension to the kitchen currently housing a four-ring gas cooker, with additional worktop space and part tiled walls. Space for further white goods. Glazed internal window to the second reception room/bedroom four. Radiator, uPVC double glazed window overlooking the rear garden, uPVC double glazed door giving access to the rear. Continuation of vinyl flooring, central ceiling light.

SECOND RECEPTION ROOM/BEDROOM FOUR
Converted from the original attached garage to provide a versatile room suitable as a good sized second reception room or a ground floor double bedroom, also ideal as a home office or studio. uPVC double glazed window to the front aspect, radiator, central ceiling light, wall mounted consumer unit and electric meter.

FIRST FLOOR

LANDING
Doors to bedrooms and family bathroom. Obscure uPVC double glazed window to the side aspect. Loft hatch. Central ceiling light. Storage cupboard with shelving. Telephone point.

BEDROOM ONE
A spacious double bedroom with a full width uPVC double glazed window overlooking the front garden and trees beyond. Radiator, central ceiling light.

BEDROOM TWO
A second double bedroom enjoying a sunny south-facing aspect with uPVC double glazed window to the rear overlooking the garden. Central ceiling light.

BEDROOM THREE
Single bedroom with uPVC double glazed window to the front aspect. Radiator, central ceiling light.

FAMILY BATHROOM
White suite comprising panel bath, pedestal wash hand basin, low level flush wc, part tiled walls, Upvc double glazed window, central ceiling light.

THE EXTERIOR

FRONT GARDEN AND DRIVEWAY
Level concrete driveway providing off-road parking for two to three cars. Deep front garden laid to shingle, planted with a number of small trees and shrubs, featuring a central circular flowerbed.

REAR GARDEN
A good sized, south-facing rear garden enjoying sun for much of the day. Shingle seating area accessed from the living room patio doors and utility room. Two small steps lead up to a level lawn, with a further shingled area beyond planted with colourful shrubs including camellias, lavender, and hydrangeas. The garden is fully enclosed by timber fencing. Outside cold water tap.

GENERAL INFORMATION

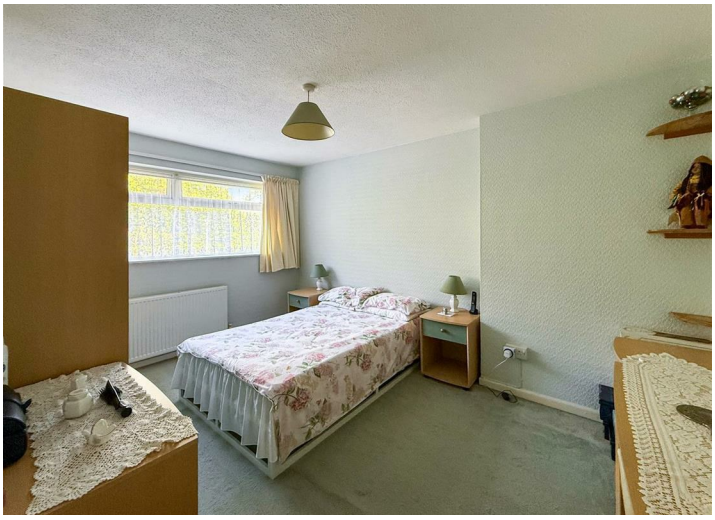
SERVICES
Mains gas, electricity, water and drainage are connected to the property. Telephone point (subject to supplier's regulations). Gas fired central heating.

COUNCIL TAX
Band C - Cornwall Council.

TENURE
Freehold.

VIEWING
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.





























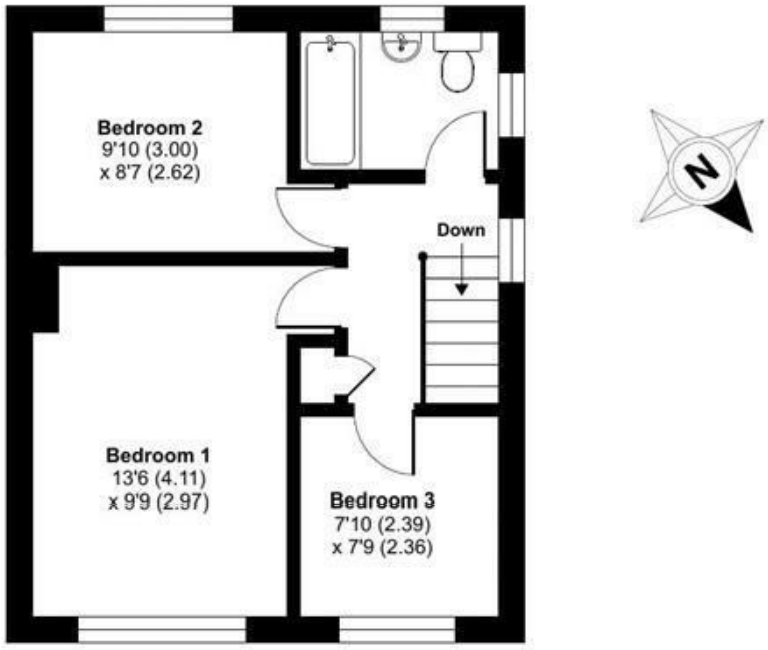


Floor Plan

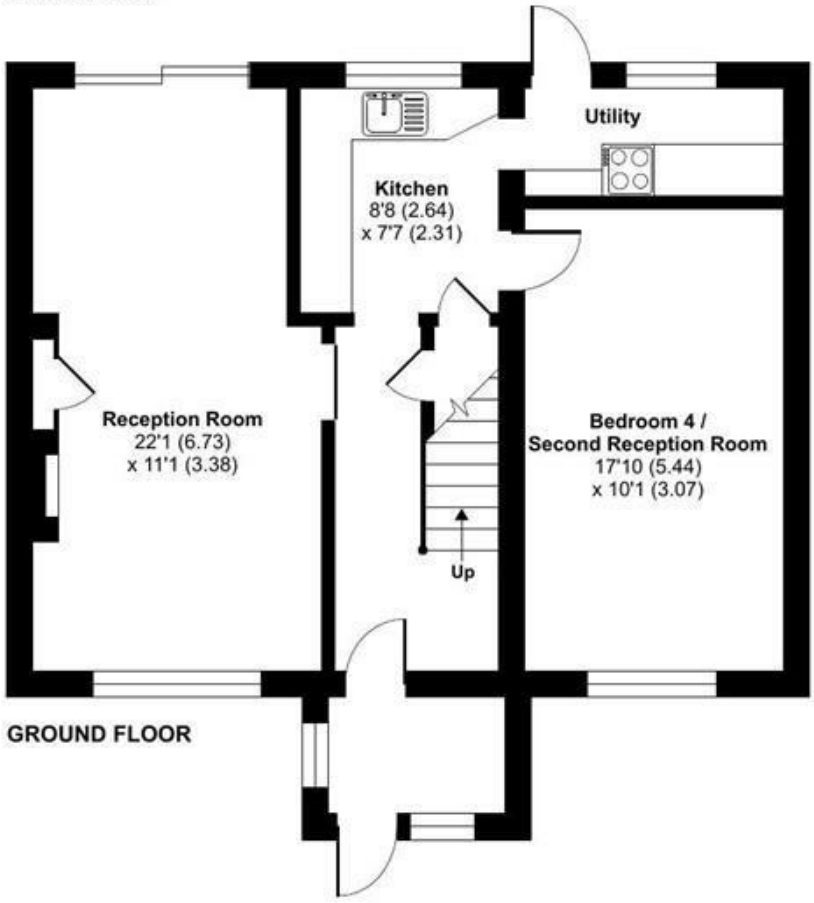
Mongleath Road, Falmouth, TR11

Approximate Area = 1095 sq ft / 101.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Laskowski & Company. REF: 1534563